



Council Report

Report Number:	RS2021-052
Meeting Date:	December 14, 2021
Title:	Surplus Property – 225 Crego Lake Road, Norland
Description:	Recommendation to Rescind Surplus Declaration of City-Owned Property Municipally Known as 225 Crego Lake Road, Norland
Author and Title:	Laura Carnochan, Law Clerk – Realty Services

Recommendations:

That Report RS2021-052, **Surplus Property – 225 Crego Lake Road, Norland**, be received;

That Resolution CR2015-1164 be amended to remove BLK D, PL 494; KAWARTHA LAKES (PIN: 63120-0560 (LT)) from the list of properties to be sold;

(A two-thirds majority vote is required to pass this specific resolution)

That the surplus declaration of BLK D, PL 494; KAWARTHA LAKES (PIN: 63120-0560 (LT)) be rescinded.

(A two-thirds majority vote is required to pass this specific resolution)

Department Head: _____

Financial/Legal/HR/Other: _____

Chief Administrative Officer: _____

Background:

At the Council Meeting of November 10, 2015, Council adopted the following resolution:

Moved by Councillor Dunn, seconded by Councillor Yeo,

RESOLVED THAT Report LM2015-015, Surplus Declaration and Sale of City Owned Lands in Wards 1, 2, 3 and 7, be received;

THAT the following City owned lands be declared surplus to municipal needs:

...

Location	Legal Description	Roll Number
225 Crego Lake Road	BLK D, PL 494; KAWARTHA LAKES PIN: 63120-0560 (LT)	165131003014660

...

THAT notice be given in accordance with By-laws 2008-065 and 2010-118, as amended;

THAT the properties be investigated and, if suitable, prepared and marketed for sale to the general public in accordance with any current or future policies in place and be sold to the interested parties for no less than the appraised value plus any and all costs associated with the transaction;

THAT the Land Management Coordinator or CAO be permitted to negotiate the legal fees and advertising costs with a potential purchaser of municipal property identified above;

THAT all costs associated with investigating, preparing or marketing the properties be taken from the Property Development Reserve;

THAT on completion of the public notice, Council shall consider any deputation or public input in opposition of the sale, if any, and if appropriate, pass a by-law (with any amendments deemed necessary) to authorize the disposition;

THAT the Land Management Coordinator or the CAO be permitted to fully execute all surplus municipal land listing documentation and any documentation associated with the receipt of an offer to purchase surplus municipal land for the full appraised value plus any and all costs associated with the transaction; and

THAT the Mayor and Clerk be authorized to execute all legal closing documents required for the sale of any surplus municipal property.

CARRIED CR2015-1164

The purpose of this Report is to recommend that this property no longer be declared surplus for the purpose of sale, for the reasons provided below.

Rationale:

The subject property, which is legally described as Block D on Plan 494, in the Geographic Township of Somerville, City of Kawartha Lakes (PIN: 63120-0560 (LT)), was acquired by The Corporation of Somerville pursuant to the terms of a Subdivision Agreement (see Deed of Land attached as Appendix D).

The subject property was declared surplus in 2015 and steps were taken to prepare the property for sale on the open market. In 2018, Realty Services was contacted by a representative of the Kinmount Park Estates Association (the local association to which all the property owners on Crego Lake belong to) advising that this property was utilized by all the local property owners as a boat/dock launch.

In light of this information, the Land Management Team considered whether a direct sale to Kinmount Park Estates Association would be an appropriate recommendation for the property. The Association expressed interest in a direct sale, but ultimately decided not to proceed.

Accordingly, the Land Management Team re-reviewed the property at its meeting of October 4, 2021 and felt that the property should be retained by the City in order to allow continued usage by the local community. If the property were to be sold, there would be no public access to the water at all, which would remove it from the list of lakes that could be studied for water quality purposes or otherwise. Further, the property is heavily treed and the property could be considered as part of the offset of the City's carbon footprint.

Other Alternatives Considered:

Council could decide to keep the property surplus and direct Staff to continue preparing the property for sale on the open market. This is not recommended, given the public usage of the property.

Alignment to Strategic Priorities:

The recommendations set out in this Report align with the following strategic priorities:

- Good Government
 - Effective management of the municipal building and land portfolio

In retaining this property for tree cover and use by the public for boating, the recommendations further support the strategic priorities of “a healthy environment” and “an exceptional quality of life”, respectively.

Financial/Operation Impacts:

If Council decides to rescind the surplus declaration and not proceed with a sale of the subject property, the City will be unable to recover the survey costs of \$3,830.70 and the appraisal costs of \$1,437.36 (which were paid from the Property Development Reserve). The City will also forgo the revenue from the sale itself. Realty Services has been tasked with selling a net revenue of \$6,000,000.00 in City land over a 10-year period. In January 2022, Realty Services will bring forward a report to Council demonstrating how this is achievable with existing surplus land, assuming that this property will not be sold.

Consultations:

Land Management Team

Attachments:

Appendix A – General Location Map



Appendix A -
General Location Map

Appendix B – Aerial Map



Appendix B - Aerial
Map.pdf

Appendix C – Map



Appendix C -
Map.pdf

Appendix D – Deed of Land (A9781)



Appendix D - Deed
of Land (A9781).pdf

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